096.0	0002	0008.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,055,700	/	1,055,700
USE VALUE:	1,055,700	/	1,055,700
ASSESSED:	1,055,700	/	1,055,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
81		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	JOHNSON THOMAS H--ETAL
Owner 2:	JOHNSON DOREEN M
Owner 3:	
Street 1:	81 COLUMBIA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .265 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1940, having primarily Wood Shingle Exterior and 3099 Square Feet, with 2 Units, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	11550.000	517,200	1,900	536,600	1,055,700
Total Card	0.265	517,200	1,900	536,600	1,055,700
Total Parcel	0.265	517,200	1,900	536,600	1,055,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.61 | /Parcel: 340.61

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 62782

GIS Ref

GIS Ref

Insp Date 09/13/18

!7852!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0002-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	517,200	1900	11,550.	536,600	1,055,700		Year end	12/23/2021
2021	101	FV	502,400	1900	11,550.	536,600	1,040,900		Year End Roll	12/10/2020
2020	101	FV	502,400	1900	11,550.	536,600	1,040,900	1,040,900	Year End Roll	12/18/2019
2019	101	FV	400,100	2000	11,550.	536,600	938,700	938,700	Year End Roll	1/3/2019
2018	101	FV	400,100	2000	11,550.	459,900	862,000	862,000	Year End Roll	12/20/2017
2017	101	FV	400,100	2000	11,550.	429,200	831,300	831,300	Year End Roll	1/3/2017
2016	101	FV	400,100	2000	11,550.	367,900	770,000	770,000	Year End	1/4/2016
2015	101	FV	391,100	2000	11,550.	329,600	722,700	722,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	06:17:43

LAST REV

Date	Time
10/01/18	14:30:41
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7852

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	16674-373		12/1/1985		125,000	No	No		N

USER DEFINED

Prior Id # 1:	62782
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2003	920	Redo Kit	8,650			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	BS	Barbara S
2/25/2009	Meas/Inspect	163	PATRIOT
11/2/2005	Permit Visit	BR	B Rossignol
11/13/1999	Inspected	256	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	266	PATRIOT
7/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11550		Sq. Ft.	Site		0	70.	0.66	4									536,553						536,600	

Total AC/HA:	0.26515	Total SF/SM:	11550	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	536,553	Spl Credit		Total:	536,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth	1	Rating:	Good
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:	1	Rating:	Fair
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.13409400
Const Adj.:	0.99989998
Adj $ / SQ:	147.417
Other Features:	135500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	749566
Depreciation:	232365
Depreciated Total:	517201

COMMENTS

648-1394, OUTDOOR FRPL IN BACK IN-LAW APT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

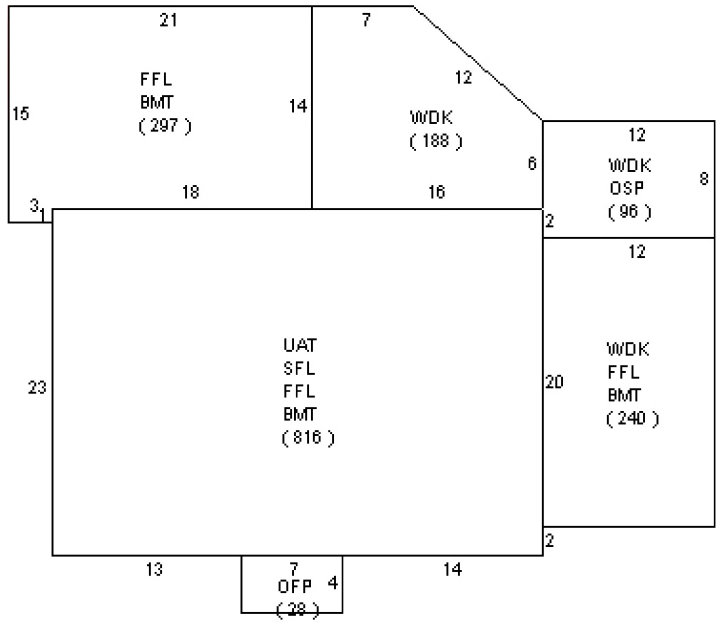
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	196.07
Special Features:	0	Val/Su Net:	118.24
Final Total:	517200	Val/Su SzAd	238.45

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,353	62.910	85,118
FFL	First Floor	1,353	147.420	199,456
SFL	Second Floor	816	147.420	120,293
WDK	Deck	524	7.910	4,144
UAT	Upper Attic	204	70.020	14,285
OSP	Screen Porch	96	37.050	3,557
OFP	Open Porch	28	44.000	1,232
	Net Sketched Area:	4,374	Total:	428,085
Size Ad	2169	Gross Area	4986	FinArea 3099

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	65	A	
UAT	100	FLA	25	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0002-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
10	Pool-Conc.	D	Y	1	30	A	AV	1995	42.00	T	19.2	101			1,000			1,000
19	Patio	D	Y	1	40X8	A	AV	1995	3.42	T	19.2	101			900			900

More:	N	Total Yard Items:	1,900	Total Special Featues:		Total:	1,900

IMAGE

AssessPro Patriot Properties, Inc